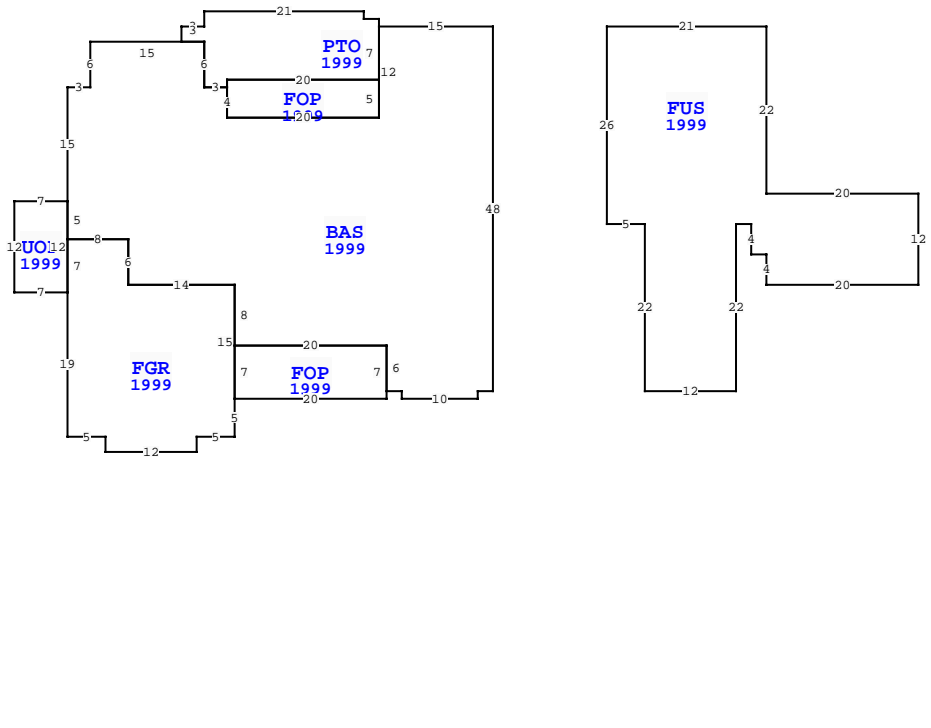




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	11	3,344	139.0488	208.57	697,458	1999	1999	0	0	0	12.00	88.00		
1 SFR CUST - 100% - 2023 Heated Area: 2962 HX Base Yr 2023														



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 03			
NEIGHBORHOOD/LOC	3019.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	349,463
FGR	512	55	282	51,759
FOP	100	30	30	5,506
FOP	140	30	42	7,709
FUS	1,058	100	1,058	194,187
PTO	214	5	11	2,019
UOP	84	20	17	3,120
TOTALS	4,012		3,344	613,763

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE			613,763	
TOTAL MARKET OB/XF VALUE			10,533	
TOTAL LAND VALUE - MARKET			500,000	
TOTAL MARKET VALUE			1,124,296	
SOH/AGL Deduction			71,483	
ASSESSED VALUE			1,052,813	
TOTAL EXEMPTION VALUE			HX HB 50,000	
BASE TAXABLE VALUE			1,002,813	
TOTAL JUST VALUE			1,124,296	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,022,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001226	ADD 300HTD 300 FG	68,958	02/01/2024
B9805594	NEW CONSTR	145,961	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0746	10/12/2020	WD	U	I	11	100
GRANTOR: COLLINS PATRICK & MIL						
GRANTEE: COLLINS PATRICK S L						
2180/0800	2/26/2018	WD	Q	I	02	515,000
GRANTOR: POCHARSKI LOUIS A & N						
GRANTEE: COLLINS PATRICK & M						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	0	1,524.00	SF	6.50	6.50	100	1999	1999	3	77	7,628	

TOTAL OB/XF														10,533							
1642 REGATTA DR, FERNANDINA BEACH																					
														BLD DATE		LGL DATE		03/26/2024		MLU	
														XF DATE		LAND DATE					
														INC DATE		AG DATE					

BUILDING NOTES																	
BAS=[YR=1999;ORIG=0,0] W15 S12 W20 N4 W3 N6 W15 S6 W3 S15 S5 E8 S6 E14 S8 E20 S6 E2 S1 E10 N1 E2 N48 \$																	
FUS=[YR=1999;ORIG=15,0] E21 S22 E20 S12 W20 N4 W2 N4 W2 S22 W12 N22 W5 N26 \$																	
FGR=[YR=1999;ORIG=-56,35] S19 E5 S2 E12 N2 E5 N5 N15 W14 N6 W8 S7 \$																	
PTO=[YR=1999;ORIG=-15,0] N1 W2 N1 W21 S2 W3 S2 E3 S6 E3 N1 E20 N7 \$																	
POP=[YR=1999;ORIG=-34,49] E20 N7 W20 S7 \$																	
POP=[YR=1999;ORIG=-35,8] S4 E20 N5 W20 S1 \$																	
UOP=[YR=1999;ORIG=-56,23] W7 S12 E7 N12 \$																	
PTR=[ORIG=0,0] E15 W15 \$																	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							